



Planning & Building Department

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Grove Street Mixed Use (GMU) Zoning District

Excerpts from Land Use Code Chapter 20.08, Article VI

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Permitted and conditionally-permitted uses

The following table identifies the permitted and conditionally-permitted uses for the Grove Street Mixed Use District. This table is to be used in conjunction with the definitions contained in Chapter 20.28, Article IX. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

Permitted (P) and Conditionally-Permitted (C) Uses		Specific Use Regulations
Residential Uses		
Boarding house	C	
Day care, large family	C	
Day care, small family	P	
Duplex dwelling, one building per lot of record	P	
Employee housing for six or fewer employees in accordance with Cal. Health & Safety Code §17000, et seq.	P	
Residential care, general	C	
Residential care, limited	P	
Single-family dwelling, detached	P	
Secondary dwelling unit	P	HMC 20.20.010
Supportive housing	P	
Transitional housing	P	
Vacation rental home	--	
Retail Trade and Services		
Antique store	C	
Art gallery and picture framing with art sales	P	
Art and drafting supply store	C	
Arts, crafts and hobby stores, including instructional classes as accessory use	C	
Barber shop/beauty shop	P	
Bicycle sales and repair, including rentals	C	
Florist (including outdoor sales)	C	
Neighborhood retail store	C	HMC 20.20.070
Nursery, garden supply store	C	
Photography/photo supply store, photography studio	P	
Professional, administrative and business offices, including insurance, real estate and financial offices, but excluding medical and dental offices	P	
Professional and administrative offices related to health services	C	
Psychologist, psychiatrist, counseling and therapy offices	P	
Residential visitor lodging	C	
Spa, day use or overnight stay	C	
Vacation home	--	
Vacation timeshare	--	

Permitted (P) and Conditionally-Permitted (C) Uses		Specific Use Regulations
Recreation, Education and Public Assembly		
Arts and crafts school	C	
Church, convent, monastery, other religious institution	C	
Golf course, driving range	C	
Private club, fraternal lodge and meeting hall	C	
Private museum	C	
Private recreational parks and swim clubs	P	
Private schools and colleges, not including dancing, music, business, professional or trade schools and colleges	C	
Utilities		
Public utility and service uses	P	
Accessory Uses		
Accessory structures located on the same site with a permitted or conditionally-permitted use, including private garages and carports, one guest house or accessory living quarter without a kitchen, storehouses, garden structures, non-commercial greenhouses, recreation rooms, and hobby areas within an enclosed structure	P	
Private stables or areas for the keeping of one horse, cow, llama, goat or similar large farm or hobby animal on a site not less than 2 acres in net area, provided that one additional large animal may be kept for each additional acre of area of the site, and provided that no stable shall be located closer than 50 feet to any property line, closer than 50 feet to any dwelling unit on the site, or closer than 100 feet to any other dwelling on surrounding properties.	P	
Raising of fruit and nut trees, vegetables, and horticultural specialties (no on-site sales)	P	
Raising of poultry (except roosters and crowing fowl), rabbits, chinchillas, pot bellied pigs and other small animals for commercial purposes on a site at least 20,000 square feet in net size, provided that there shall be at least 1,000 square feet of site area for each fowl or animal, and provided that no structure housing poultry or small animals shall be closer than 50 feet to any property line or closer than 25 feet to a dwelling on the site	C	
Raising or keeping of poultry (except roosters and crowing fowl), rabbits, chinchillas, guinea pigs or similar small animals for educational, hobby or non-commercial purposes limited to a total of ten (10) animals. This shall not include dogs or cats. Animal pens or cages shall not be located in a required front yard or within a street side corner yard and shall be kept a minimum of 20 feet from a property line	P	
Temporary subdivision sales offices	P	HMC 20.20.025

-- = not permitted

(Ord. 1173 § 3, 2018; Ord. 1159 § 7, 2016; Ord. 1104 § 2 (Exh. A § 9), 2010; Ord. 1087 § 2 (Exh. A § 726), 2009; Ord. 972 § 2 (Exh. A § 725), 2001.)

Minimum development standards

Minimum Lot Area	Min. Lot Dimensions		Minimum Yards			
	Width	Depth	Front	Side Yard (Interior)	Side Yard (Corner)	Rear
12,500 sq. ft.	70 feet	100 feet	30 feet	1 story: 5 ft. 2 story: 10 ft.	10 feet	25 feet

Maximum site coverage

The maximum site coverage for the GMU Zoning District is 30%.

Maximum height of main structures

The maximum height for primary structures in the GMU Zoning District is 35 feet.

Section 20.16.065 allows exceptions for ancillary structures, including chimneys, antenna and similar architectural features.

Residential development standards

Residential dwellings constructed in the GMU Zoning District must conform to the following standards.

- A minimum lot size of 12,500 square feet is required for duplexes or two dwelling units on a lot of record.
- Boats, recreational vehicles, trailers and similar vehicles shall not be parked within the required front yards or within the street side of corner lots.

Commercial development standards

- With the exception of the uses listed in [Chapter 20.16](#), Article V, all uses and operations located in the GMU Zoning District shall be within enclosed buildings.
- New buildings in the GMU District to be used for non-residential uses (i.e., commercial and office uses) shall not exceed 4,000 square feet in total square footage.

Other development requirements

The following additional requirements apply to development in commercial districts:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Accessory dwelling units: HMC [20.20.010](#).
- Off-street parking and loading: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: HMC [20.24.090](#).
- Design review: Chapter [20.28](#) HMC, Article IV.
- Signs: Chapter [20.16](#) HMC, Article IX.